

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS  
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.  
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS  
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL  
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.  
BELOW EXTERIOR WALLS.  
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.  
BELOW PARTY WALLS.  
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

## BAD FOOTINGS

120 KPa. NATIVE SOIL. 90 KPa. ENGINEERED FILL SOIL.

|                  |              |                  |              |
|------------------|--------------|------------------|--------------|
| F1 = 42"x42"x18" | CONCRETE PAD | F1 = 48"x48"x20" | CONCRETE PAD |
| F2 = 36"x36"x16" | CONCRETE PAD | F2 = 40"x40"x16" | CONCRETE PAD |
| F3 = 30"x30"x12" | CONCRETE PAD | F3 = 34"x34"x14" | CONCRETE PAD |
| F4 = 24"x24"x12" | CONCRETE PAD | F4 = 28"x28"x12" | CONCRETE PAD |
| F5 = 16"x16"x8"  | CONCRETE PAD | F5 = 18"x18"x8"  | CONCRETE PAD |

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT

WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED

EXPOSED CONCRETE (FLATWORK)

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC.  
FLAT WORK) TO BE 32 MPa. WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

|     |                                                         |                      |
|-----|---------------------------------------------------------|----------------------|
| WL1 | = $3 \cdot 1/2^x + 3 \cdot 1/2^x + 1/4^L$ (90x90x6.0L)  | + 2-2"x8" SPR. No.2  |
| WL2 | = $4 \cdot 3 \cdot 1/2^x + 5 \cdot 1/6^L$ (100x90x8.0L) | + 2-2"x8" SPR. No.2  |
| WL3 | = $3 \cdot 1/2^x + 5 \cdot 1/6^L$ (125x90x8.0L)         | + 2-2"x10" SPR. No.2 |
| WL4 | = $6 \cdot 3 \cdot 1/2^x + 3 \cdot 8^L$ (150x90x10.0L)  | + 2-2"x12" SPR. No.2 |
| WL5 | = $6 \cdot 4 \cdot 3 \cdot 8^L$ (150x100x10.0L)         | + 2-2"x12" SPR. No.2 |
| WL6 | = $3 \cdot 1/2^x + 5 \cdot 1/6^L$ (125x90x8.0L)         | + 2-2"x12" SPR. No.2 |
| WL7 | = $5 \cdot 3 \cdot 1/2^x + 5 \cdot 1/6^L$ (125x90x8.0L) | + 3-2"x12" SPR. No.2 |
| WL8 | = $3 \cdot 1/2^x + 5 \cdot 1/6^L$ (125x90x8.0L)         | + 3-2"x10" SPR. No.2 |
| WL9 | = $6 \cdot 4 \cdot 3 \cdot 8^L$ (150x100x10.0L)         | + 3-2"x10" SPR. No.2 |

WOOD LINTELS AND BEAMS (WB)

|      |            |            |      |      |
|------|------------|------------|------|------|
| WB1  | = 2-2"x8"  | (2-38x184) | SPR. | No.2 |
| WB2  | = 3-2"x8"  | (3-38x184) | SPR. | No.2 |
| WB3  | = 2-2"x10" | (2-38x235) | SPR. | No.2 |
| WB4  | = 3-2"x10" | (3-38x235) | SPR. | No.2 |
| WB5  | = 2-2"x12" | (2-38x286) | SPR. | No.2 |
| WB6  | = 3-2"x12" | (3-38x286) | SPR. | No.2 |
| WB7  | = 5-2"x12" | (5-38x286) | SPR. | No.2 |
| WB11 | = 4-2"x10" | (4-38x235) | SPR. | No.2 |
| WB12 | = 4-2"x12" | (4-38x286) | SPR. | No.2 |

### LAMINATED VENEER LUMBER (LVL) BEAMS

|      |     |                                 |               |            |
|------|-----|---------------------------------|---------------|------------|
| LV1A | =-1 | $3/4^{\circ} \times 7$          | $1/4^{\circ}$ | (1-45x184) |
| LV1  | =-2 | $3/4^{\circ} \times 7$          | $1/4^{\circ}$ | (2-45x184) |
| LV2  | =-3 | $3/4^{\circ} \times 7$          | $1/4^{\circ}$ | (3-45x184) |
| LV3  | =-4 | $3/4^{\circ} \times 7$          | $1/4^{\circ}$ | (4-45x184) |
| LV4A | =-1 | $3/4^{\circ} \times 9$          | $1/2^{\circ}$ | (1-45x240) |
| LV4  | =-2 | $3/4^{\circ} \times 9$          | $1/2^{\circ}$ | (2-45x240) |
| LV5  | =-3 | $3/4^{\circ} \times 9$          | $1/2^{\circ}$ | (3-45x240) |
| LV5A | =-4 | $3/4^{\circ} \times 9$          | $1/2^{\circ}$ | (4-45x240) |
| LV6A | =-1 | $3/4^{\circ} \times 11$         | $7/8^{\circ}$ | (1-45x300) |
| LV6  | =-2 | $3/4^{\circ} \times 11$         | $7/8^{\circ}$ | (2-45x300) |
| LV7  | =-3 | $3/4^{\circ} \times 11$         | $7/8^{\circ}$ | (3-45x300) |
| LV8  | =-2 | $3/4^{\circ} \times 14^{\circ}$ |               | (2-45x356) |
| LV9  | =-3 | $3/4^{\circ} \times 14^{\circ}$ |               | (3-45x356) |

LOOSE STEEL LINTELS (L)

L1 = 3-1/2" x 3-1/2" x 1/4"L (90x90x6.0L)  
 L2 = 4" x 3-1/2" x 5/16"L (100x90x8.0L)  
 L3 = 5" x 3-1/2" x 5/16"L (125x90x8.0L)  
 L4 = 6" x 3-1/2" x 3/8"L (150x90x10.0L)  
 L5 = 6" x 4" x 3/8"L (150x100x10.0L)  
 L6 = 7" x 4" x 3/8"L (180x100x10.0L)

DOOR SCHEDULE

| NOS. | WIDTH  | HEIGHT<br>8'-9"<br>CEILING | HEIGHT<br>10' OR<br>CEILING | TYPE                    |
|------|--------|----------------------------|-----------------------------|-------------------------|
| 1    | 2'-10" | 6'-8"                      | 8'-0"                       | INSULATED ENTRANCE DOOR |
| 1a   | 2'-8"  | 6'-8"                      | 8'-0"                       | INSULATED FRONT DOORS   |
| 2    | 2'-8"  | 6'-8"                      | 8'-0"                       | WOOD & GLASS DOOR       |
| 3    | 2'-8"  | 6'-8"                      | 8'-0"                       | EXTERIOR SLAB DOOR      |
| 4    | 2'-8"  | 6'-8"                      | 8'-0"                       | INTERIOR SLAB DOOR      |
| 5    | 2'-8"  | 6'-8"                      | 8'-0"                       | INTERIOR SLAB DOOR      |
| 6    | 2'-6"  | 6'-8"                      | 8'-0"                       | INTERIOR SLAB DOOR      |
| 7    | 1'-6"  | 6'-8"                      | 8'-0"                       | INTERIOR SLAB DOOR      |

CERAMIC TILE FOR CONVENTIONAL LUMBER

(OBC 9.30.6)  
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C.  
BELOW ALL CERAMIC TILE AREAS.  
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0"  
2 ROWS FOR SPANS GREATER THAN 7'0".

NOTE: ROOF FRAMING

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL  
ROOF FRAMING INFORMATION UNLESS OTHERWISE  
NOTED.

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO  
FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL  
ENGINEERED FLOOR FRAMING INFORMATION AND  
DETAILS. UNLESS OTHERWISE NOTED.

TWO STOREY HEIGHT  
WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND  
SPACED @ 12" o.c. FULL HEIGHT, c/w SOLID  
BLOCKING @ 4'-0" o.c. VERTICAL AND 7/16"  
EXT. PLYWOOD SHEATHING.

NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF POST IS 16'-0"

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

| COMPONENT                                      | A1                                                                                                                       | Notes:            |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|
| Ceiling with Attic Space                       | 10.56                                                                                                                    | R20 at inner face |
| Minimum RSI (R) value                          | (R60)                                                                                                                    | of exterior walls |
| Ceiling without Attic Space                    | 5.46                                                                                                                     | BATT or SPRAY     |
| Minimum RSI (R) value                          | (R31)                                                                                                                    |                   |
| Exposed Floor                                  | 5.46                                                                                                                     | BATT or SPRAY     |
| Minimum RSI (R) value                          | (R31)                                                                                                                    |                   |
| Walls Above Grade                              | 3.87                                                                                                                     | 6" R22 BATT       |
| Minimum RSI (R) value                          | (R22)                                                                                                                    |                   |
| Basement Walls                                 | 3.52ci                                                                                                                   | OPTION TO USE     |
| Minimum RSI (R) value                          | (R20ci)                                                                                                                  | R12+R10ci.        |
| Edge of Below Grade Slab<br>≤600mm below grade | 1.76                                                                                                                     | RIGID INSUL       |
| Minimum RSI (R) value                          | (R60)                                                                                                                    |                   |
| Windows & Sliding glass<br>Doors               | 0.28                                                                                                                     |                   |
| Maximum U-value                                |                                                                                                                          |                   |
| Skylights                                      | 0.49                                                                                                                     |                   |
| Maximum U-value                                |                                                                                                                          |                   |
| Space Heating Equipment                        | 96% Min.                                                                                                                 | NATURAL GAS       |
| Minimum AFUE                                   |                                                                                                                          |                   |
| Hot Water Heater                               | 0.8                                                                                                                      | NATURAL GAS       |
| Minimum EF                                     |                                                                                                                          |                   |
| HRV                                            | 75%                                                                                                                      | —                 |
| Minimum Efficiency                             |                                                                                                                          |                   |
| Drain Water Heat<br>Recovery Unit (DWHR)       | Minimum 1 OR Maximum 2 Required.<br>Dependent on number of showers installed.<br>Refer to S11.7 for further information. |                   |

ci- Denotes Continuous Insulation without framing interruption

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

STRUDET INC.



REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
PROV. OF ONTARIO  
FOR STRUCTURE ONLY

March 16, 2022

CITY OF HAMILTON  
Building Division

Permit No: 22-161900

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

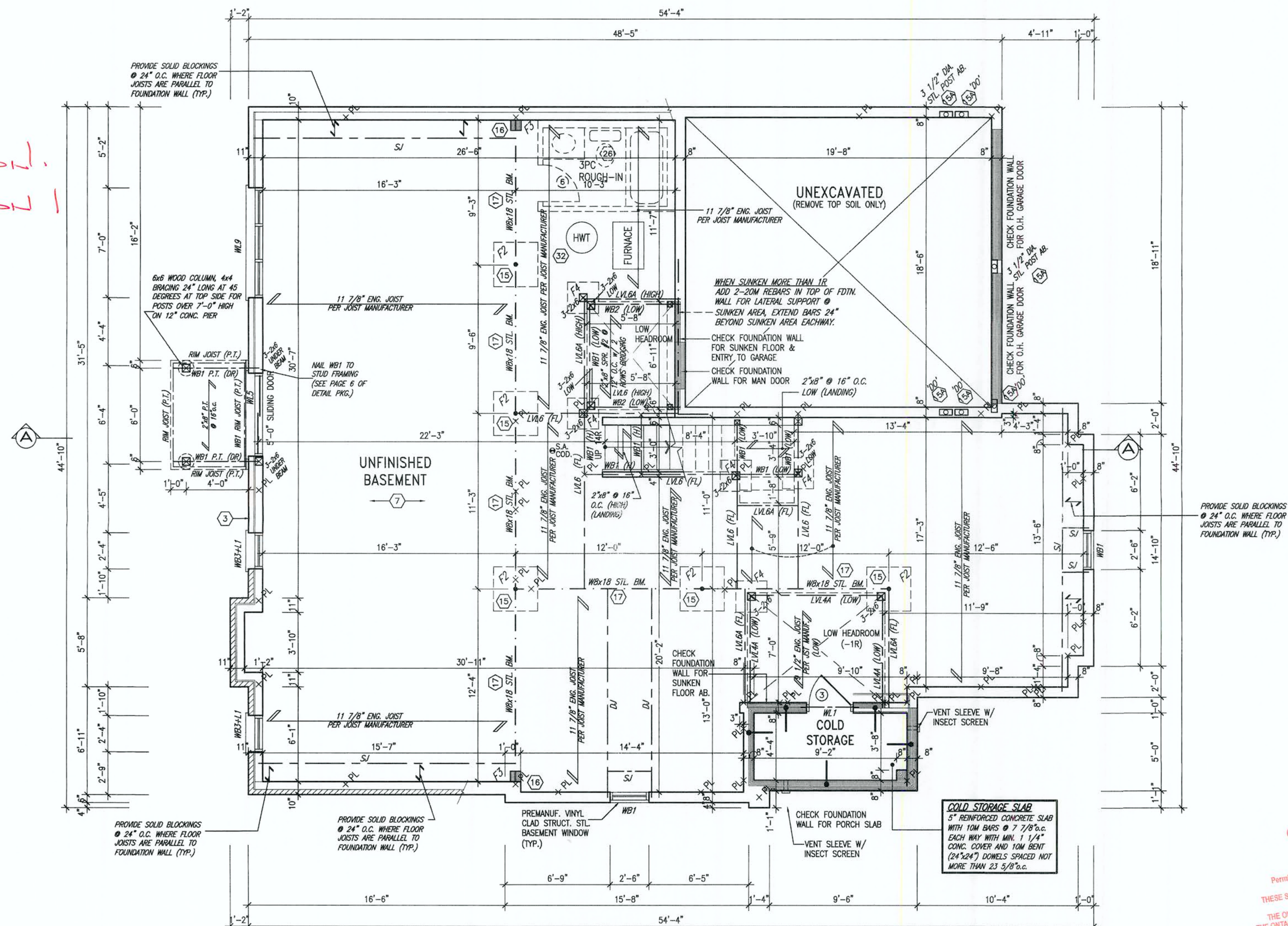
[Signature] NR 1

DATE \_\_\_\_\_

GRANDVILLE 12-601  
COMPLIANCE PACKAGE 'A1'

[illegible]

RADON  
OPTION



CITY OF HAMILTON  
Building Division

21-161900

Permit No. \_\_\_\_\_

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by:

[Signature] APR 11/22

DATE

FOR THE BUILDING OFFICIAL

BASEMENT PLAN - ELEV. '3'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: MAR 02, 2022

STRUDET INC.



REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
PROV. NO. 10000  
EXP. 16-2022  
PROVINCE OF ONTARIO

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BASEMENT INSULATION AT  
STAIR/SUNKEN AREAS  
-2" (R10) CONTINUOUS INSULATION  
(RIGID OR SPRAY FOAM).  
-2"x4" @ 16"o.c. w/ R12 BATT  
INSULATION & 1/2" DRYWALL FINISH  
-EXTEND EXTERIOR WALL FOOTING TO  
SUPPORT 2"x4" WALL WHERE LOAD  
BEARING.

BASEMENT WALL INSULATION  
(TYP) 13  
-6" (R20) CONTINUOUS BLANKET  
INSULATION. INSULATION  
UNINTERRUPTED BY FRAMING

|     |             |  |      |    |                                      |             |      |                                                                                                                                                                                    |
|-----|-------------|--|------|----|--------------------------------------|-------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18  |             |  |      | 9  |                                      |             |      | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |
| 17  |             |  |      | 6  |                                      |             |      |                                                                                                                                                                                    |
| 16  |             |  |      | 7  |                                      |             |      | qualification information                                                                                                                                                          |
| 15  |             |  |      | 6  |                                      |             |      | Richard Vink                                                                                                                                                                       |
| 14  |             |  |      | 5  | REVISED FOR LOT 601                  | FEB 10/22   | GW   | signature                                                                                                                                                                          |
| 13  |             |  |      | 4  | ISSUED FOR PERMIT.                   | MAY 28/21   | GW   | registration information                                                                                                                                                           |
| 12  |             |  |      | 3  | REV. PER CLIENT/ROW/FL/ENG. COMMENTS | MAY 6/21    | GW   | VAS Design Inc.                                                                                                                                                                    |
| 11  |             |  |      | 2  | ADDED WINDOW TO ENSURE 3 PER CLIENT. | MAR. 17/21  | GW   | Contractor must report any dimensions on the job and report any discrepancy to the Designer before proceeding with the work.                                                       |
| 10  |             |  |      | 1  | ISSUED FOR CLIENT REVIEW.            | MAR. 17/21  | GW   | Drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.       |
| no. | description |  | date | by | no.                                  | description | date | by                                                                                                                                                                                 |

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GRANDVILLE 12-601  
COMPLIANCE PACKAGE 'A1'

**GRANDVILLE 12**

|                       |                          |             |
|-----------------------|--------------------------|-------------|
| project name          | municipality             | project no. |
| RUSSELL GARDENS PH. 4 | HAMILTON, ON.            | 20027       |
| date                  | BASEMENT PLAN FLEV. '11' | drawing no. |

A1b

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NOTE 1:  
FLAT ROOF FRAMING (TYP.)  
2"x8" @ 12" O.C. P.T. CLG. JST.  
w/ 2"x4" @ 12" O.C. P.T.  
DIAGONALLY CUT CROSS PURLINS  
w/ 5/8" EXTERIOR GRADE  
SHEATHING + SINGLE PLY ROOF  
MEMBRANE (SLOPE TO DRAIN)



STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

PROF. ENG. OF ONTARIO

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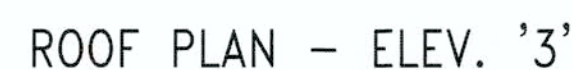
GRANDVILLE 12-601  
COMPLIANCE PACKAGE 'A1'

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**GRANDVILLE 12**  
-  
project no.  
20027

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